

# 2011 Property Tax Report

## Johnson County

### with Comparisons to Prior Years



Legislative Services Agency

September 2011

This report describes property tax changes in Johnson County between 2010 and 2011, with comparison to changes since 2007. In 2011, the changes from the big tax reform of 2008 were fully phased in with the elimination of the last of the state homestead credits. The 2009 recession affected assessments and local tax credits in many counties. Changes in local levies and assessments also were important in many counties.

#### Comparable Homestead Property Tax Changes in Johnson County

|                                    | 2010 to 2011         |                  | 2007 to 2011         |                  |
|------------------------------------|----------------------|------------------|----------------------|------------------|
|                                    | Number of Homesteads | % Share of Total | Number of Homesteads | % Share of Total |
| <b>Summary Change in Tax Bill</b>  |                      |                  |                      |                  |
| Higher Tax Bill                    | 12,882               | 45.1%            | 613                  | 2.1%             |
| No Change                          | 4,066                | 14.2%            | 31                   | 0.1%             |
| Lower Tax Bill                     | 11,641               | 40.7%            | 27,945               | 97.7%            |
| <b>Average Change in Tax Bill</b>  | <b>0.04%</b>         |                  | <b>-32.2%</b>        |                  |
| <b>Detailed Change in Tax Bill</b> |                      |                  |                      |                  |
| 20% or More                        | 804                  | 2.8%             | 202                  | 0.7%             |
| 10% to 19%                         | 1,464                | 5.1%             | 130                  | 0.5%             |
| 1% to 9%                           | 10,614               | 37.1%            | 281                  | 1.0%             |
| 0%                                 | 4,066                | 14.2%            | 31                   | 0.1%             |
| -1% to -9%                         | 9,858                | 34.5%            | 936                  | 3.3%             |
| -10% to -19%                       | 1,129                | 3.9%             | 2,508                | 8.8%             |
| -20% to -29%                       | 358                  | 1.3%             | 7,619                | 26.7%            |
| -30% to -39%                       | 112                  | 0.4%             | 10,651               | 37.3%            |
| -40% to -49%                       | 58                   | 0.2%             | 3,839                | 13.4%            |
| -50% to -59%                       | 31                   | 0.1%             | 1,225                | 4.3%             |
| -60% to -69%                       | 28                   | 0.1%             | 402                  | 1.4%             |
| -70% to -79%                       | 22                   | 0.1%             | 284                  | 1.0%             |
| -80% to -89%                       | 12                   | 0.0%             | 196                  | 0.7%             |
| -90% to -99%                       | 7                    | 0.0%             | 95                   | 0.3%             |
| -100%                              | 26                   | 0.1%             | 190                  | 0.7%             |
| <b>Total</b>                       | <b>28,589</b>        | <b>100.0%</b>    | <b>28,589</b>        | <b>100.0%</b>    |

Note: Percentages may not total due to rounding.

★★★★★★  
 THE TAX CAPS KEPT AVERAGE  
 HOMEOWNER TAX BILLS FROM  
 RISING DESPITE THE  
 ELIMINATION OF THE STATE  
 HOMESTEAD CREDIT  
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#### Homestead Property Taxes

Homestead property taxes were nearly unchanged on average, increasing just 0.04% in Johnson County in 2011. This was less than the state average increase of 4.4%. Johnson County homestead taxes were 32.2% lower in 2011 than they were in 2007, before the big tax reform. Johnson County tax rates declined slightly, but the state homestead credit of 3.7% was eliminated. The tax caps kept homestead taxes from rising. The share of homeowners receiving tax cap credits increased from 24.9% in 2010 to 28.8% in 2011.

#### Tax Rates

Property tax rates increased in about half of Johnson County tax districts. The average tax rate declined slightly, by 0.2%, because the increase in net assessed value exceeded the small levy increase. Levies in Johnson County increased by 0.2%. The biggest levy increases were in the Greenwood City debt service and fire funds, the Bargersville general and highway funds, and the Clark-Pleasant Schools debt service fund. Johnson County's total net assessed value increased 1.4% in 2011. (The certified net AV used to compute tax rates rose by 0.5%.) Homestead and agricultural net assessments increased by 0.1% and 1.8%, respectively. Other residential assessments showed a small increase at 0.4%, while business net assessments increased by 3.7%.

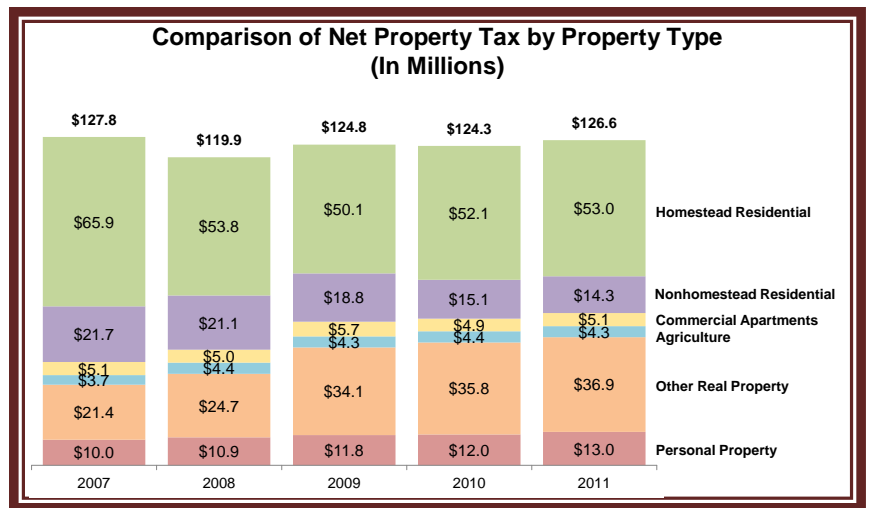
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**SMALL TAX CHANGES FOR MOST PROPERTY CATEGORIES, BUT INCREASES FOR APARTMENTS AND BUSINESS DUE TO HIGHER ASSESSMENTS**

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**Net Tax Bill Changes - All Property Types**

Net tax bills for all taxpayers rose 1.9% in Johnson County in 2011, less than the statewide increase of 2.8%. Other residential property, which includes smaller rentals and second homes, saw net tax bills decrease by 5.3%. Tax bills for commercial apartments rose 5.2%. Business tax bills - which include commercial, industrial and utility buildings, land and equipment - increased by 4.3%. The tax bill increases for business and apartments were due to increased assessments. Agricultural tax bills fell 0.9%, despite the 3.2% increase in the base rate assessment of farm land, from \$1,250 to \$1,290 per acre for taxes in 2011.



**Tax Cap Credits**

Property taxes are capped at 1% of gross assessed value for homesteads, 2% for other residential property (including rental housing and second homes) and farmland, and 3% for business land, buildings, and equipment. Taxpayers receive credits when their tax bills exceed the caps. Credits are revenue lost to local governments.

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**TAX CAP CREDITS INCREASED BECAUSE OF THE ELIMINATION OF THE STATE HOMESTEAD CREDITS IN 2011**

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Total tax cap credit losses in Johnson County were \$11.9 million, or 8.7% of the levy. This was near the state average loss rate of 9.2%, but well above the median value of 3.8% among all counties. Johnson County's tax rates were near the state median, but Johnson has many high-valued homes which were eligible for tax cap credits.

Most of the total tax cap credits were in the 1% homestead and 2% nonhomestead/farmland categories. Johnson had several taxing districts with rates well above \$3, which made property in all three categories eligible for credits. The largest percentage losses were in the town of Edinburgh and the Edinburgh-Wright-Hageman Library District. The largest dollar losses were in the Clark-Pleasant and Franklin School Corporations, the city of Franklin, and the county unit.

| Johnson County Tax Cap Credits | 1%          | 2%          | 3%          | Elderly  | Total        | % of Levy |
|--------------------------------|-------------|-------------|-------------|----------|--------------|-----------|
| 2010 Tax Cap Credits           | \$3,569,019 | \$5,154,675 | \$1,517,990 | \$54,231 | \$10,295,916 | 7.6%      |
| 2011 Tax Cap Credits           | 5,007,110   | 5,336,706   | 1,514,385   | 87,452   | 11,945,653   | 8.7%      |
| Change                         | \$1,438,091 | \$182,031   | -\$3,606    | \$33,221 | \$1,649,738  | 1.1%      |

Tax cap credits increased in Johnson County in 2011 by \$1.6 million, or 16%. The additional credits

represent an added loss of 1.1% of the total tax levy. Almost all of the increase in tax cap credits was in the 1% tax cap category, which covers homesteads. The elimination of the state homestead credit increased homestead tax bills, which increased tax cap credits for homesteads.

**The Effect of Recession**

The 2009 recession had a mixed effect on Johnson County assessments for pay-2011. Homestead and other residential property values and construction activity appear to have stagnated in Johnson County in 2009, but increases in business and apartment assessments more than offset this decline. A larger assessment increase would have reduced tax rates more, but it was the elimination of the homestead credits, not slow assessment growth, that caused the increase in tax cap credit losses.

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**2009 RECESSION HAD MIXED EFFECTS IN JOHNSON COUNTY IN 2011**

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| Property Type          | Gross AV 2010          | Gross AV 2011          | Gross AV Change | Net AV 2010            | Net AV 2011            | Net AV Change |
|------------------------|------------------------|------------------------|-----------------|------------------------|------------------------|---------------|
| Homesteads             | \$6,243,521,900        | \$6,274,964,721        | 0.5%            | \$2,983,116,193        | \$2,985,493,253        | 0.1%          |
| Other Residential      | 812,760,100            | 817,202,040            | 0.5%            | 810,912,800            | 814,545,726            | 0.4%          |
| Ag Business/Land       | 231,270,500            | 235,980,300            | 2.0%            | 231,033,185            | 235,250,145            | 1.8%          |
| Business Real/Personal | 2,431,422,370          | 2,511,499,621          | 3.3%            | 1,967,860,664          | 2,040,672,101          | 3.7%          |
| <b>Total</b>           | <b>\$9,718,974,870</b> | <b>\$9,839,646,682</b> | <b>1.2%</b>     | <b>\$5,992,922,842</b> | <b>\$6,075,961,225</b> | <b>1.4%</b>   |

Net AV equals Gross AV less deductions and exemptions • Tax rates are calculated on Net AV • Circuit breaker tax caps are calculated on Gross AV

### Johnson County Levy Comparison by Taxing Unit

| Taxing Unit                              |             |             |             |             |             | % Change       |                |                |                |
|--|-------------|-------------|-------------|-------------|-------------|----------------|----------------|----------------|----------------|
|  | 2007        | 2008        | 2009        | 2010        | 2011        | 2007 -<br>2008 | 2008 -<br>2009 | 2009 -<br>2010 | 2010 -<br>2011 |
| County Total                             | 167,604,125 | 172,415,216 | 122,618,876 | 127,343,565 | 127,648,131 | 2.9%           | -28.9%         | 3.9%           | 0.2%           |
| State Unit                               | 159,386     | 162,732     | 0           | 0           | 0           | 2.1%           | -100.0%        |                |                |
| Johnson County                           | 17,346,469  | 16,435,890  | 14,194,327  | 14,977,429  | 14,942,616  | -5.2%          | -13.6%         | 5.5%           | -0.2%          |
| Blue River Township                      | 53,875      | 55,253      | 57,695      | 60,398      | 60,712      | 2.6%           | 4.4%           | 4.7%           | 0.5%           |
| Clark Township                           | 51,648      | 53,291      | 51,995      | 15,552      | 13,136      | 3.2%           | -2.4%          | -70.1%         | -15.5%         |
| Franklin Township                        | 162,607     | 164,920     | 148,583     | 165,321     | 142,206     | 1.4%           | -9.9%          | 11.3%          | -14.0%         |
| Hensley Township                         | 9,755       | 9,915       | 10,075      | 9,796       | 6,747       | 1.6%           | 1.6%           | -2.8%          | -31.1%         |
| Needham Township                         | 18,070      | 18,640      | 19,156      | 20,171      | 20,193      | 3.2%           | 2.8%           | 5.3%           | 0.1%           |
| Nineveh Township                         | 23,460      | 23,144      | 22,326      | 24,521      | 24,771      | -1.3%          | -3.5%          | 9.8%           | 1.0%           |
| Pleasant Township                        | 94,443      | 97,837      | 202,884     | 103,858     | 104,844     | 3.6%           | 107.4%         | -48.8%         | 0.9%           |
| Union Township                           | 0           | 0           | 0           | 0           | 0           |                |                |                |                |
| White River Township                     | 212,414     | 220,857     | 228,397     | 225,953     | 0           | 4.0%           | 3.4%           | -1.1%          | -100.0%        |
| Franklin Civil City                      | 9,857,911   | 10,089,358  | 10,129,355  | 10,648,399  | 10,633,908  | 2.3%           | 0.4%           | 5.1%           | -0.1%          |
| Greenwood Civil City                     | 11,239,407  | 10,952,340  | 11,557,853  | 11,492,277  | 12,900,547  | -2.6%          | 5.5%           | -0.6%          | 12.3%          |
| Bargersville Civil Town                  | 490,037     | 451,282     | 592,076     | 598,608     | 1,083,728   | -7.9%          | 31.2%          | 1.1%           | 81.0%          |
| Edinburgh Civil Town                     | 1,840,258   | 1,871,147   | 1,735,955   | 1,843,065   | 1,859,778   | 1.7%           | -7.2%          | 6.2%           | 0.9%           |
| New Whiteland Civil Town                 | 645,136     | 656,412     | 674,337     | 708,390     | 721,672     | 1.7%           | 2.7%           | 5.0%           | 1.9%           |
| Princes Lakes Civil Town                 | 211,690     | 215,089     | 252,430     | 254,378     | 216,407     | 1.6%           | 17.4%          | 0.8%           | -14.9%         |
| Trafalgar Civil Town                     | 199,211     | 214,506     | 221,604     | 226,471     | 281,784     | 7.7%           | 3.3%           | 2.2%           | 24.4%          |
| Whiteland Civil Town                     | 399,276     | 412,022     | 349,445     | 424,849     | 434,700     | 3.2%           | -15.2%         | 21.6%          | 2.3%           |
| Clark-Pleasant Community School Corp     | 24,848,973  | 25,491,646  | 17,993,882  | 20,142,465  | 21,766,331  | 2.6%           | -29.4%         | 11.9%          | 8.1%           |
| Center Grove Community School Corp       | 37,797,335  | 39,796,466  | 21,759,913  | 21,501,987  | 20,848,315  | 5.3%           | -45.3%         | -1.2%          | -3.0%          |
| Edinburgh Community School Corp          | 2,877,073   | 3,053,175   | 1,639,025   | 1,783,742   | 1,697,681   | 6.1%           | -46.3%         | 8.8%           | -4.8%          |
| Franklin Community School Corp           | 23,564,293  | 27,142,178  | 16,853,089  | 17,317,008  | 16,975,541  | 15.2%          | -37.9%         | 2.8%           | -2.0%          |
| Greenwood Community School Corp          | 16,022,694  | 15,170,453  | 7,634,527   | 7,666,346   | 7,792,195   | -5.3%          | -49.7%         | 0.4%           | 1.6%           |
| Nineveh-Hensley-Jackson United Schl Corp | 6,078,173   | 6,206,202   | 2,730,652   | 3,090,658   | 3,052,577   | 2.1%           | -56.0%         | 13.2%          | -1.2%          |
| Edinburgh-Wright-Hageman Public Library  | 145,794     | 150,415     | 131,987     | 151,343     | 151,872     | 3.2%           | -12.3%         | 14.7%          | 0.3%           |
| Greenwood Public Library                 | 1,363,464   | 1,180,183   | 1,301,542   | 1,346,483   | 1,009,747   | -13.4%         | 10.3%          | 3.5%           | -25.0%         |
| Johnson County Public Library            | 4,653,002   | 4,378,842   | 3,763,450   | 4,873,081   | 3,053,027   | -5.9%          | -14.1%         | 29.5%          | -37.3%         |
| White River Township Fire                | 4,051,042   | 4,171,628   | 4,040,282   | 4,096,075   | 3,975,071   | 3.0%           | -3.1%          | 1.4%           | -3.0%          |
| Amity Fire Protection                    | 128,937     | 132,507     | 60,077      | 50,475      | 53,650      | 2.8%           | -54.7%         | -16.0%         | 6.3%           |
| Nineveh Fire Protection Dist             | 89,207      | 87,938      | 94,547      | 95,837      | 99,902      | -1.4%          | 7.5%           | 1.4%           | 4.2%           |
| Needham Fire Protection Dist             | 60,306      | 63,594      | 64,807      | 89,478      | 273,897     | 5.5%           | 1.9%           | 38.1%          | 206.1%         |
| Bargersville Fire Protection             | 1,728,548   | 1,811,335   | 2,711,374   | 2,513,058   | 2,588,311   | 4.8%           | 49.7%          | -7.3%          | 3.0%           |
| Whiteland Fire Protection                | 177,196     | 365,141     | 266,932     | 271,076     | 296,794     | 106.1%         | -26.9%         | 1.6%           | 9.5%           |
| Hensley Fire Protection                  | 193,032     | 170,389     | 147,759     | 152,976     | 155,928     | -11.7%         | -13.3%         | 3.5%           | 1.9%           |
| Johnson County Solid Waste               | 365,259     | 372,927     | 391,138     | 402,041     | 409,543     | 2.1%           | 4.9%           | 2.8%           | 1.9%           |
| Franklin City Redevelopment Comm         | 216,514     | 189,298     | 196,078     | 0           | 0           | -12.6%         | 3.6%           | -100.0%        |                |
| Greenwood Redevelopment Comm             | 228,230     | 376,264     | 389,322     | 0           | 0           | 64.9%          | 3.5%           | -100.0%        |                |

# Johnson County 2011 Tax Rates, Credit Rates, and Net Tax Rates for Homesteads by Taxing District

| Dist # | Taxing District                           | Tax Rate | Credit Rates |                   |                    |                      |                   |                     | Net Tax Rate,<br>Homesteads |
|--------|---|----------|--------------|-------------------|--------------------|----------------------|-------------------|---------------------|-----------------------------|
|        |   |          | LOIT PTRC    | COIT<br>Homestead | CEDIT<br>Homestead | CEDIT<br>Residential | LOIT<br>Homestead | LOIT<br>Residential |                             |
| 41001  | Blue River Township                       | 1.5448   | --           | --                | --                 | --                   | --                | --                  | 1.5448                      |
| 41002  | Edinburg Town-Edinburg Library            | 4.0325   | --           | --                | --                 | --                   | --                | --                  | 4.0325                      |
| 41004  | Blue River Township-Amity FPD             | 1.5863   | --           | --                | --                 | --                   | --                | --                  | 1.5863                      |
| 41006  | Clark Township-Needham FPD                | 2.5330   | --           | --                | --                 | --                   | --                | --                  | 2.5330                      |
| 41007  | Clark Township-Whiteland FPD              | 2.5565   | --           | --                | --                 | --                   | --                | --                  | 2.5565                      |
| 41008  | Franklin Township                         | 1.9041   | --           | --                | --                 | --                   | --                | --                  | 1.9041                      |
| 41009  | Franklin City-Franklin Township           | 3.2044   | --           | --                | --                 | --                   | --                | --                  | 3.2044                      |
| 41010  | Whiteland Town-Franklin Twp-WFPD          | 2.3912   | --           | --                | --                 | --                   | --                | --                  | 2.3912                      |
| 41011  | Franklin Township-Amity FPD               | 1.9162   | --           | --                | --                 | --                   | --                | --                  | 1.9162                      |
| 41012  | Franklin Township-Needham FPD             | 1.9894   | --           | --                | --                 | --                   | --                | --                  | 1.9894                      |
| 41013  | Franklin Township-Bargersville FPD        | 2.2110   | --           | --                | --                 | --                   | --                | --                  | 2.2110                      |
| 41014  | Franklin Township-Whiteland FPD           | 2.0129   | --           | --                | --                 | --                   | --                | --                  | 2.0129                      |
| 41015  | Hensley Township                          | 1.2753   | --           | --                | --                 | --                   | --                | --                  | 1.2753                      |
| 41016  | Trafalgar Town-Hensley Township           | 2.0178   | --           | --                | --                 | --                   | --                | --                  | 2.0178                      |
| 41017  | Needham Township-Needham FPD              | 1.9813   | --           | --                | --                 | --                   | --                | --                  | 1.9813                      |
| 41018  | Franklin City-Needham Township            | 3.1963   | --           | --                | --                 | --                   | --                | --                  | 3.1963                      |
| 41019  | Needham Township-Amity FPD                | 1.9081   | --           | --                | --                 | --                   | --                | --                  | 1.9081                      |
| 41020  | Nineveh Township-Nineveh FPD              | 1.2882   | --           | --                | --                 | --                   | --                | --                  | 1.2882                      |
| 41021  | Princes Lakes Town-Nineveh FPD            | 1.7301   | --           | --                | --                 | --                   | --                | --                  | 1.7301                      |
| 41022  | Trafalgar Town-Nineveh Township           | 2.0306   | --           | --                | --                 | --                   | --                | --                  | 2.0306                      |
| 41023  | Pleasant Township-CP Schools              | 2.5136   | --           | --                | --                 | --                   | --                | --                  | 2.5136                      |
| 41024  | Pleasant Township-Greenwood Schls         | 1.3364   | --           | --                | --                 | --                   | --                | --                  | 1.3364                      |
| 41025  | Grnwd City-Pleas Township-CP Schls        | 3.1328   | --           | --                | --                 | --                   | --                | --                  | 3.1328                      |
| 41026  | Grnwd City-Pleas Twp-Grnwd Schls          | 1.9556   | --           | --                | --                 | --                   | --                | --                  | 1.9556                      |
| 41027  | New Whiteland Town                        | 3.1237   | --           | --                | --                 | --                   | --                | --                  | 3.1237                      |
| 41028  | Whiteland Town-Pleas Twp-Whiteland FPD    | 2.9309   | --           | --                | --                 | --                   | --                | --                  | 2.9309                      |
| 41029  | Franklin City-Pleasant Township           | 3.7441   | --           | --                | --                 | --                   | --                | --                  | 3.7441                      |
| 41030  | Grnwd City-Pleas Township-CP Schools      | 3.1094   | --           | --                | --                 | --                   | --                | --                  | 3.1094                      |
| 41031  | Pleasant Twp-CP Schools-Grnwd Library     | 2.5370   | --           | --                | --                 | --                   | --                | --                  | 2.5370                      |
| 41032  | Pleasant Twp-Grnwd Schools-Grnwd Lib      | 1.3598   | --           | --                | --                 | --                   | --                | --                  | 1.3598                      |
| 41033  | Pleasant Township-Whiteland FPD           | 2.5526   | --           | --                | --                 | --                   | --                | --                  | 2.5526                      |
| 41034  | Union Township                            | 1.9070   | --           | --                | --                 | --                   | --                | --                  | 1.9070                      |
| 41035  | Bargersville Town-Union Township-BFPD     | 2.8967   | --           | --                | --                 | --                   | --                | --                  | 2.8967                      |
| 41036  | Union Township-BFPD                       | 2.1951   | --           | --                | --                 | --                   | --                | --                  | 2.1951                      |
| 41037  | White River Township-BFPD                 | 1.6775   | --           | --                | --                 | --                   | --                | --                  | 1.6775                      |
| 41038  | White River Township-White River FP       | 1.6058   | --           | --                | --                 | --                   | --                | --                  | 1.6058                      |
| 41039  | Bargersville Town-White River Township    | 2.3791   | --           | --                | --                 | --                   | --                | --                  | 2.3791                      |
| 41040  | Grnwd City-White River Twp-Cnty Library   | 2.0362   | --           | --                | --                 | --                   | --                | --                  | 2.0362                      |
| 41041  | Grnwd City-WR Twp-CG Schls-Cnty Library   | 2.0250   | --           | --                | --                 | --                   | --                | --                  | 2.0250                      |
| 41042  | Grnwd City-Pleas Township-Grnwd Schools   | 1.9322   | --           | --                | --                 | --                   | --                | --                  | 1.9322                      |
| 41043  | Grnwd City-WR Twp-Grnwd Schls-Cnty Lib    | 1.9278   | --           | --                | --                 | --                   | --                | --                  | 1.9278                      |
| 41044  | Hensley FPD-Franklin Township             | 1.9229   | --           | --                | --                 | --                   | --                | --                  | 1.9229                      |
| 41046  | Edinburg Town-Blue River Twp-Cnty Library | 3.9054   | --           | --                | --                 | --                   | --                | --                  | 3.9054                      |
| 41047  | Grnwd City-CP Schools-Clark Twp-Cnty Lib  | 3.1133   | --           | --                | --                 | --                   | --                | --                  | 3.1133                      |
| 41048  | Whiteland Town East - Whiteland FPD       | 2.5526   | --           | --                | --                 | --                   | --                | --                  | 2.5526                      |
| 41049  | Trafalgar Town-Nineveh Township-Nineveh   | 2.0307   | --           | --                | --                 | --                   | --                | --                  | 2.0307                      |
| 41050  | Grnwd City-CP Schools-Gwd Lib-PI-MTE      | 2.4206   | --           | --                | --                 | --                   | --                | --                  | 2.4206                      |
| 41051  | Gwd City-Gwd Schools-Gwd Library-PI-MTE   | 1.2434   | --           | --                | --                 | --                   | --                | --                  | 1.2434                      |
| 41052  | Gwd City-CP Schools-Co Library-PI-MTE     | 2.3972   | --           | --                | --                 | --                   | --                | --                  | 2.3972                      |
| 41053  | Gwd City-Co Library-WR FPD-WR-MTE         | 1.6058   | --           | --                | --                 | --                   | --                | --                  | 1.6058                      |
| 41054  | Barg Town-Barg FPD-WR Township-MTE        | 1.6775   | --           | --                | --                 | --                   | --                | --                  | 1.6775                      |
| 41055  | Barg Town-WR FPD-WR Township              | 2.3074   | --           | --                | --                 | --                   | --                | --                  | 2.3074                      |

Notes: A *Taxing District* is a geographic area of a county where taxing units overlap, so the sum of the taxing unit tax rates is the total district rate.

The *Tax Rate* is the gross levy divided by net assessed value, in dollars per \$100 assessed value.

The *LOIT*, *COIT*, and *CEDIT* credits are funded by local income taxes.

The *Net Tax Rate for Homesteads* is calculated by reducing the tax rate by the various credit percentages.

### Johnson County 2011 Circuit Breaker Cap Credits

| Taxing Unit Name                         | Circuit Breaker Credits by Property Type |   |                                    |         |            | Circuit Breaker as % of Levy |       |
|--|--|---|------------------------------------|---------|------------|------------------------------|-------|
|  | (1%)<br>Homesteads                       | (2%)<br>Other Residential<br>and Farmland | (3%)<br>All Other<br>Real/Personal | Elderly | Total      |                              |       |
| <i>Non-TIF Total</i>                     | 5,006,411                                | 5,315,380                                 | 1,274,641                          | 87,387  | 11,683,819 | 127,648,131                  | 9.2%  |
| <i>TIF Total</i>                         | 699                                      | 21,326                                    | 239,743                            | 65      | 261,834    | 10,345,889                   | 2.5%  |
| <i>County Total</i>                      | 5,007,110                                | 5,336,706                                 | 1,514,385                          | 87,452  | 11,945,653 | 137,994,020                  | 8.7%  |
| Johnson County                           | 449,305                                  | 446,747                                   | 98,607                             | 8,913   | 1,003,571  | 14,942,616                   | 6.7%  |
| Blue River Township                      | 1,166                                    | 4,668                                     | 3,623                              | 48      | 9,505      | 60,712                       | 15.7% |
| Clark Township                           | 1,266                                    | 768                                       | 0                                  | 17      | 2,052      | 13,136                       | 15.6% |
| Franklin Township                        | 4,229                                    | 7,669                                     | 2,774                              | 58      | 14,730     | 142,206                      | 10.4% |
| Hensley Township                         | 1  | 2   | 0                                  | 3       | 6          | 6,747                        | 0.1%  |
| Needham Township                         | 2,025                                    | 931                                       | 180                                | 15      | 3,151      | 20,193                       | 15.6% |
| Nineveh Township                         | 0  | 1   | 0                                  | 13      | 14         | 24,771                       | 0.1%  |
| Pleasant Township                        | 4,768                                    | 4,249                                     | 368                                | 128     | 9,513      | 104,844                      | 9.1%  |
| Union Township                           | 0  | 0   | 0                                  | 0       | 0          | 0                            |       |
| White River Township                     | 0  | 0   | 0                                  | 0       | 0          | 0                            |       |
| Franklin Civil City                      | 681,789                                  | 847,609                                   | 267,859                            | 5,181   | 1,802,438  | 10,633,908                   | 16.9% |
| Greenwood Civil City                     | 397,478                                  | 388,164                                   | 53,740                             | 11,784  | 851,166    | 12,900,547                   | 6.6%  |
| Bargersville Civil Town                  | 105,695                                  | 52,820                                    | 0                                  | 141     | 158,656    | 1,083,728                    | 14.6% |
| Edinburgh Civil Town                     | 71,993                                   | 288,276                                   | 223,787                            | 2,543   | 586,598    | 1,859,778                    | 31.5% |
| New Whiteland Civil Town                 | 44,346                                   | 73,743                                    | 5,024                              | 2,093   | 125,206    | 721,672                      | 17.3% |
| Princes Lakes Civil Town                 | 0  | 0   | 0                                  | 138     | 138        | 216,407                      | 0.1%  |
| Trafalgar Civil Town                     | 218                                      | 563                                       | 0                                  | 193     | 974        | 281,784                      | 0.3%  |
| Whiteland Civil Town                     | 42,019                                   | 25,276                                    | 0                                  | 609     | 67,904     | 434,700                      | 15.6% |
| Clark-Pleasant Community School Corp     | 1,844,049                                | 1,776,260                                 | 171,913                            | 30,544  | 3,822,765  | 21,766,331                   | 17.6% |
| Center Grove Community School Corp       | 197,605                                  | 65,883                                    | 0                                  | 2,256   | 265,743    | 20,848,315                   | 1.3%  |
| Edinburgh Community School Corp          | 34,861                                   | 139,591                                   | 108,364                            | 1,408   | 284,225    | 1,697,681                    | 16.7% |
| Franklin Community School Corp           | 823,879                                  | 973,757                                   | 297,157                            | 7,755   | 2,102,549  | 16,975,541                   | 12.4% |
| Greenwood Community School Corp          | 30,097                                   | 0   | 0                                  | 7,695   | 37,792     | 7,792,195                    | 0.5%  |
| Nineveh-Hensley-Jackson United Schl Corp | 255                                      | 659                                       | 0                                  | 1,418   | 2,332      | 3,052,577                    | 0.1%  |
| Edinburgh-Wright-Hageman Public Library  | 5,901                                    | 23,476                                    | 18,284                             | 208     | 47,869     | 151,872                      | 31.5% |
| Greenwood Public Library                 | 30,160                                   | 30,224                                    | 4,556                              | 893     | 65,833     | 1,009,747                    | 6.5%  |
| Johnson County Public Library            | 91,487                                   | 84,665                                    | 15,702                             | 1,564   | 193,416    | 3,053,027                    | 6.3%  |
| White River Township Fire                | 7,134                                    | 1,929                                     | 0                                  | 427     | 9,491      | 3,975,071                    | 0.2%  |
| Amity Fire Protection                    | 86                                       | 0   | 0                                  | 13      | 100        | 53,650                       | 0.2%  |
| Nineveh Fire Protection Dist             | 0  | 1   | 0                                  | 54      | 55         | 99,902                       | 0.1%  |
| Needham Fire Protection Dist             | 17,386                                   | 10,378                                    | 0                                  | 353     | 28,117     | 273,897                      | 10.3% |
| Bargersville Fire Protection             | 78,926                                   | 38,800                                    | 0                                  | 210     | 117,936    | 2,588,311                    | 4.6%  |
| Whiteland Fire Protection                | 25,804                                   | 15,979                                    | 0                                  | 409     | 42,192     | 296,794                      | 14.2% |
| Hensley Fire Protection                  | 167                                      | 48  | 0                                  | 59      | 274        | 155,928                      | 0.2%  |
| Johnson County Solid Waste               | 12,314                                   | 12,244                                    | 2,703                              | 244     | 27,506     | 409,543                      | 6.7%  |
| Franklin City Redevelopment Comm         | 0  | 0   | 0                                  | 0       | 0          | 0                            |       |
| Greenwood Redevelopment Comm             | 0  | 0   | 0                                  | 0       | 0          | 0                            |       |
| TIF - Franklin City-Franklin Twp 009     | 0  | 3,022                                     | 86,491                             | 0       | 89,512     | 1,838,142                    | 4.9%  |
| TIF - Trafalgar Town-Hensley Twp 016     | 0  | 29  | 0                                  | 65      | 94         | 47,872                       | 0.2%  |
| TIF - Franklin City-Needham Twp 018      | 0  | 3,650                                     | 18,249                             | 0       | 21,899     | 1,109,714                    | 2.0%  |
| TIF - GrNWd City-Pleas Twp-CP School 025 | 0  | 18  | 91,829                             | 0       | 91,847     | 2,562,692                    | 3.6%  |
| TIF - GrNWd City-Pleas Twp-Grnwd Sch 026 | 0  | 0   | 0                                  | 0       | 0          | 1,636,443                    | 0.0%  |
| TIF - GrNWd City-Pleas Twp-CP School 030 | 699                                      | 14,608                                    | 43,175                             | 0       | 58,481     | 3,048,750                    | 1.9%  |
| TIF - Bargersville Town-Union Twp-BF 035 | 0  | 0   | 0                                  | 0       | 0          | 11,644                       | 0.0%  |
| TIF - Bargersville Town-White River 039  | 0  | 0   | 0                                  | 0       | 0          | 90,632                       | 0.0%  |

Notes: Circuit breaker tax cap credits are tax savings for taxpayers and revenue losses for local government units. Circuit breaker credits are highest in tax districts with the highest tax rates. These are usually districts that include cities or towns because the municipal tax rate is included in the district tax rate. This means that most circuit breaker credits are in cities and towns and in units that overlap cities and towns.

#### Circuit Breaker Credit Types:

*Homesteads* are owner-occupied primary residences and include homestead land and buildings in the 1% tax cap category. Owner-occupied mobile homes and agricultural homesteads are included in this category. This category only includes credits on the portion of the property that qualifies as a homestead.

*Other Residential/Farmland* includes small rental housing units, larger commercial apartments, second homes, long-term care facilities, and farmland, in the 2% tax cap category.

*All Other Real/Personal* is commercial, industrial, and utility land and buildings, and business equipment, including agricultural equipment, in the 3% tax cap category. This category also includes credits on the portion of homeowner properties that do not qualify as a homestead.

*Elderly* includes credits for the 2% annual limit on homestead tax bill increases for low-income homeowners, age 65 and over.

The *Total Levy by Unit* is gross property taxes levied, before all tax credits. For TIF districts, this amount represents the TIF proceeds before circuit breaker credits. This information is included to allow comparison to the circuit breaker revenue losses.

Numbers may not total due to rounding.